



Special Permit (SP 2016-15) & Site Plan Approval - Contractors Yard - 104 Creeper Hill Road

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To: planningdept@grafton-ma.gov

Wed, Nov 23, 2016 at 2:55 PM

Planning Board Public Comment Form

Submitted from the Town of Grafton website on Wednesday, November 23, 2016 - 2:55pm

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Submitted by user: Anonymous

Submitted values are:

Select a Project: Special Permit (SP 2016-15) & Site Plan Approval -
Contractors Yard - 104 Creeper Hill Road

First Name: Doug Willardson

Last Name: Willardson

Email Address: willardsond@grafton-ma.gov

Street Address: 30 Providence Rd

City: Grafton

State: Massachusetts

Public Comment Disclaimer: I have read and understand the Public Comment Disclaimer.

Comments:

This information is to provide context to the work being done at 104 Creeper Hill Road.

In 2012, the property at 104 Creeper Hill Road became available for sale through the MGL 61 process. If any land under Ch. 61, 61A, or 61B is intended to be converted to a non-chapter use, then the municipality has the option to match a bona fide offer to purchase the property at the price contained in the offer. If the owner is not selling the property but is converting its use to a non-chapter use, the municipality has an option to purchase the property at full market value as determined by an independent appraiser. The Town had the property appraised at \$350,000.

In May 2012, Town Meeting voted to purchase the property at 104 Creeper Hill Road in hopes of promoting its development for commercial purposes; it was purchased for the appraised value of \$350,000. In the May 2015 Town Meeting it was voted to sell the property at 104 Creeper Hill Road for no less than \$300,000. Since that time, the October 2015 Town Meeting voted to enter into a lease for a portion of the site for the development of a cell tower. In December 2015, the Grafton Board of Selectmen entered into a lease agreement with US Wireless for a 100' by 100' section towards the rear of the parcel. This lease was for \$24,600 annually with a 3% annual escalator. Over the 25 year term of the lease, this will be approximately \$900,000. This project was just recently approved by the planning board.

In January 2016, the Town requested proposals for the purchase of the remainder of the parcel. The highest proposal—\$200,000—was from Russo Brothers, a land development company currently located in Framingham, MA. The Russo Brothers have been a very amiable partner. They have attended multiple Development Team Meetings to review their proposal and ensure that they will be in compliance with all of the Town's regulations.

In August 2016, the Town held a Special Town Meeting to adjust the purchase price from the specified \$300,000 to \$200,000. The purchasers could not obtain title insurance with the previous Town Meeting vote stating \$300,000 as the purchase price, even though the revenue generated between the lease and sale of the parcel easily exceeds the \$300,000 threshold. Without the

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EXHIBIT

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